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10 *National Mortgage Association*

11 UNITED STATES DISTRICT COURT

12 DISTRICT OF NEVADA

13 JPMORGAN CHASE BANK, N.A.;  
14 FEDERAL NATIONAL MORTGAGE  
ASSOCIATION,

15 Plaintiffs,

16 v.

17 LVBP, INC., a Nevada corporation,  
18 LVBP PROPERTIES, LLC, a Nevada  
Limited Liability Company, PECCOLE  
19 RANCH COMMUNITY ASSOCIATION,  
a Nevada non-profit corporation,

20 Defendants.

CASE NO. 2:16-cv-2282-RFB-CWH

**STIPULATION AND ORDER TO  
EXTEND BRIEFING SCHEDULE ON  
DEFENDANT PECCOLE RANCH  
COMMUNITY ASSOCIATION'S  
MOTION TO DISMISS**

**(First Request) <sup>1</sup>**

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22  
23 <sup>1</sup> This Stipulation and Order is the First Request to extend the briefing  
24 schedule on Defendant Peccole Ranch Community Association's "Motion to Dismiss  
25 Or In The Alternative, For Summary Judgment" (the "Motion") that is currently  
26 pending before the Court. Defendant Peccole Ranch Community Association had  
27 filed an earlier motion to dismiss the first complaint filed in this matter. *See* ECF  
28 No. 6. The Court entered an order extending the briefing schedule on that earlier-  
filed motion. *See* ECF No. 10 & 12. Plaintiff JPMorgan Chase Bank, N.A. then filed  
its Amended Complaint. *See* ECF No. 13. As a result of the Amended Complaint,  
Peccole Ranch filed the Motion that is now the subject of this instant Stipulation and  
Order, and the Parties thereby request for the first time that the Court extend the  
briefing scheduled on the current Motion.

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On November 28, 2016, Defendant Peccole Ranch Community Association (“Peccole Ranch”) filed a “Motion to Dismiss Or In the Alternative, For Summary Judgment” (the “Motion”) (ECF No. 16). Plaintiffs JPMorgan Chase Bank, N.A. (“Chase”) and Federal National Mortgage Association (“Fannie Mae,” and together with Peccole Ranch and Chase, the “Parties”) must currently file their response to the Motion (the “Response”) on or before December 22, 2016. Peccole Ranch must currently file its reply in support of the Motion (the “Reply”) at least 14 days after Chase and Fannie Mae file their Response.

The Parties hereby stipulate and agree to the below extended briefing schedule for the Motion:

1. Chase and Fannie Mae shall have up to and including January 5, 2017 to file a Response to the Motion.

2. Peccole Ranch shall have up to and including February 1, 2017 to file a Reply in support of the Motion.

This request is made in good faith and not for the purpose of delay.

Dated: December 15, 2016

BALLARD SPAHR LLP

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**ORDER**

IT IS SO ORDERED.



RICHARD F. BOULWARE, II  
United States District Judge

DATED this 1/2/17

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